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**Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
Architectural Access Board**

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PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

Board Meeting Minutes – October 30, 2017 9:00 a.m.
One Ashburton Place, 21st Floor, Conference Room 3

Present Board Members:

- Walter White, Chairperson (WW)
- Evan Bjorklund, Massachusetts Office on Disability Designee (EB)
- Patricia Mendez, Member (PM)
- Dawn Guarriello (DG)
- George Delegas (GD)
- Patricia Hardin (PH)
- Harold Rhodes (HR)
- Andrew Bedar (AB)
- Ray Glazier (RG)

Also in Attendance:

- Thomas Hopkins, Executive Director (TH)
- Karen Brann, Program Coordinator/Clerk for the Board (KB)
- Kevin Scanlon, General Counsel, Division of Professional Licensure (KS)

- Meeting began approximately 9:00 a.m.

WW – HR, PM, JH, AB, EB, GD, DG, RG

Incoming Case Review:

EB left for the day

1) Mezze Bistro and Bar, 777 Cold Spring Road, Williamstown (V17-277)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The project is new construction of a wood frame building and replacement of an existing walkway that will have a 4' wide path and stairs to overcome grade difference. The petitioner is seeking relief to not provide accessibility on the route. They do provide handicapped parking at the main entrance and route within feet of entrance. The petitioner is seeking relief from 20.2, 22.4.2. They have 2 accessible spaces located where they should be.

JH motion to grant with condition that there is a designated drop off and if a patron needs assistance there will be valet services available and information regarding the valet service posted on the website. DG seconded, passed unanimously.

2) 5 Story Building, 268-274 Friend Street, Boston (V17-278)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The project is renovation and remodeling to a 5 story existing building. Change in use has been triggered. Spending on the project is over 30%. The petitioner is seeking relief from 27.2 for pie shaped treads on stair cases. The petitioner is building a new elevator to serve all floors. Floors two through five will have single user toilet room.

JH motioned to grant on the condition the petitioner gives the Board the 4th floor, floor plan.

DG seconded, passed unanimously.

3) Mixed Use Building, 672 Broadway, Everett (V17-280)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

AAB jurisdiction is 3.3.1a. The petitioner is seeking relief to section 25.1.

Handrails do not comply.

DG motioned to grant with the condition that the stairs comply with section 27 and they have an accommodation policy that covers home visits that it is provided on their website and they provide the Board with a screen shot once the policy is posted to the website. DG seconded, passed unanimously.

4) Fenway Park, 24 Yawkey Way, Boston (V17-281)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The petitioner is proposing new dugout seats and proposes to serve the area with an inclined wheelchair lift and one wheelchair seating location. Original design showed incline lift but lift ended against a wall. Came back with new design that can provide 54” beyond. Need a variance. Sent in a variance request for 28.12.4b.

PM left the room.

Disability Commission contacted the Board on Friday asking to hold off voting until 11/13. They are pushing Red Sox to put in a ramp.

JH motioned to grant on the condition that the incline wheelchair lift equipment complies with 521 CMR, the Board receives final as built photographs of the installation and certificate of inspection from the elevator board.

DG seconded, passed unanimously.

5) Quincy Tower, 5 Oak Street West, Boston (V17-282)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The building was constructed in 1977 and the project is to remodel and reconstruct the building. Spending is over 30% triggering 3.3.2, full compliance. The building is 16 stories with 162 senior dwelling units. Exempt from Group 1. They need to provide 9 group 2a. They are

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

providing 14 group 2A. The petitioner is seeking relief from 44.4.1. HR, this is a dangerous transfer. We should not allow. The Board discussed adding a fold down and vertical grab bar to assist with transfer.

AB Motion to accept with the condition that a fold down grab bar is installed adjacent to the water closet on the side measuring 2'4". DG seconded. HR opposed.

Can't provide turning radius in trash room. The petitioner is proposing to provide trash valet.

DG motioned to grant as long as they provide trash valet and provide notice of the trash valet in the lease language. JH seconded, passed unanimously.

6) Bank of America, 1400 Hancock Street, Quincy (V17-276)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The project is on a 9 floor commercial building with a bank on the first floor.. Barrier remover project and accessibility upgrades. Asking for four variances.

First – Alternate teller counter 7.2.1

*JH motioned to grant on the condition that staff is trained to be aware of the purpose of the lower desk, and signage is available and in a noticeable spot so people know they are welcomed to use the lower desk and it is available. Also with an appropriate notification device.
RG seconded, passed unanimously.*

Second and third item – 26.11 door and gate hardware, customer assist door access.

HR motioned to accept on the second and third items. JH seconded, passed unanimously.

ASK 03

20.6 protruding objects. The petitioner proposes to adjust the rail.

JH motioned to grant. DG seconded, passed unanimously.

7) RFK Children's Action Corps, 220 Old Common Road, Lancaster (V17-274)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The project is a reconstruction, remodeling, alteration project. Assessed value is listed as n/a on the application. The petitioner states 3.3.2 is being triggered. Seeking relief from 28.1 but photos reveal that other variances are needed. Director Hopkins will meet with applicant for more information.

PM motioned to continue for the applicant to contact Director Hopkins to set up a meeting to discuss their application. DG seconded, passed unanimously.

8) Door System's Inc., 120 Alexander Street, Framingham (V17-275)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

In June, the petitioner submitted a variance application through DPS lockbox. Not sure how they did this. We contacted them and asked for them to reapply. On Oct. 3, the Board sent an email to the owner and told them the new application will go through the AAB process. We haven't received it yet. Received an email from Mark Dempsey Framingham compliance inspector, saying town approves the request.

JH motioned to continue for further information. HR seconded, passed unanimously.

9) New Residential High-Rise, 97-115 Beverly Street, Boston (V17-279)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The project is new construction of 239 apartments, 12 group 2a and remaining are group 1. Retail, parking, hotel units, 14 stories. AAB jurisdiction is 3.2, new construction.

Sink depth variance. 43.3.2 Group 1 sinks, 45.4.5

JH motioned to grant as presented with the usual requirements, tenants can request an alternative sink, at no extra cost, sinks are kept in stock and the alternative sink language in in lease. RG seconded, passed unanimously.

44.65.1 c f and g, 56.6.2b,

The petitioner wants the grab bar control locations to comply with ADA standards. This is where there is a difference between AAB and ADA. There are 12, 2A units.

HR motioned to continue for more information and for the Executive Director to talk to the petitioner. GD seconded, passed unanimously.

PM left the meeting

Administrative Discussion:

10) MBTA Ruggles Station, 1150 Tremont Street, Boston (V17-266)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Asking for 35 request.

GD motioned for a hearing. JH seconded, passed unanimously.

11) Presentation of Mary V17-154

This case has been presented 5 times before. The petitioner has a new solution to build a bridge to connect the administrative building. The petitioner is proposing and incline lift on the stairs on the bridge. We asked him to see if a vertical lift is feasible. Sent in new plan. They are still maintaining their request to raise funds and have work done in two years.

HR motioned to accept the vertical lift in a 2 year time frame with the usual conditions of sending the Board monthly and quarterly updated reports, deposit check for equipment,

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

drawings of equipment, permit set of drawings, and in 8 months, send the Board the deposit check for lift and executed contract. GD seconded, passed unanimously.

12) Alexander Bruce School, V17-189

We have established a curb cut sidewalk standard presentation. We asked for color coated plans, and identify where variances are needed. This is the 5th presentation of this case after objections of what they have previously submitted. The new information that has been sent is very good. The petitioner is seeking relief from 21.3 in 18 locations for slopes. They need a variance because of topography.

JH motioned to grant as proposed. DG seconded, passed unanimously.

13) Maynard Theatre, 17-21 Summer Street, Maynard, V17-207

At the Oct. 16, 2017 meeting, the petitioner gave the Board the first status report. On Friday Attorney Gatley submitted a time extension until 11/31/17 to complete toilet room. Existing ramp will be equipped with handrails and door opener by 12/31/17.

DG motioned to grant the time request to 11/30/17 to complete the toilet room and grant the time request to 12/31/17 for handrails, sloped exit door step, automatic door opener, and to provide the Board with a detailed report on the proposed usher program, on the condition they give the Board weekly updated status reports on working being performed. JH seconded, passed unanimously.

WW and DG left the room

14) Hapgood Library Building, 7 Fairbank Street, Harvard (V17-155)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The project is to put back an entry that was removed. Spending on the project is over 30%, 3.3.2.

RG motioned to packet the case for the next board meeting. GD seconded, passed unanimously.

DG came back to the meeting

15) Baby's Day Care, 332 Brownell Street, Fall River (V17-251)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The building was built in the 1870s. The petitioner is expand the daycare to the second floor. The third floor will be storage. Work performed is triggered and change in use because 2nd floor was private home space being converted to public space, requires accessible route. 28.1 The Board previously granted on the condition of proof of compliance of section 30 and accommodation plan.

WW came back to the meeting

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

On 10/11 the Board received the toilet room drawing and accommodation policy. Toilet room measures long on one side and 5 inches short on the other. Need relief for room dimension 30.7.1.

JH motioned to grant. DG seconded. HR opposed.

Accommodation policy –

JH motioned to grant as proposed on accommodation the policy. DG seconded. HR opposed.

16) Fitch Hoose House, V17-262

The spending on the project is over 30%. The petitioner seeking 4 variances. The case was previously presented on 10/16, main entrance, open risers, one handrail on front steps, and nosings. We asked for floor plans and photos. On 10/26 received floor plans and photos.

Mass Historic sent letter in favor of the Fitch Hoose House plan.

JH motioned to accept the plans and photos that have been sent in on the accessible entrance, and to continue for further information on new proposed stairs, handrails and how they will address accessibility. HR seconded, passed unanimously.

Advisory Opinions

17) Gillette Stadium, Foxborough

The petitioners met with AAB staff. Brigham and women's hospital is doing renovations. Met provision to provide accessible parking. They took proactive approach to make sure they are compliant.

TH emailed to the board on 10/16.

RG motioned that the plans comply. JH seconded, passed unanimously.

18) V09- 109, Cathedral High School, Boston

The Board received a letter from the architect. 1 is an abatement request.

At a fine hearing we issued fines. Calculated fines at \$500.00 per day starting July 2014. Still nothing. ISD is holding up because of issues with AAB. Over \$500,000 fines. Elevator was done in fall of 2014 but didn't notify anyone. Matt Juros is the architect.

Asking if we will abate the fine. Maybe fine them from the day the fine started to the day the elevator was put in.

RG motioned to make the fine 5% of what it would have been, from July 2014 to Nov, 2017 the date when elevator went on line. About \$2,000.00 DG seconded, passed unanimously.

Next phase

Another portion of the building is over 30%. The petitioner either needs a variance or they are asking for an advisory opinion. 25.1 all public entrances must comply. The elevator is in. There is an accessible way to get in next to the other entrance

RG motioned to grant with the condition that there is signage.

JH seconded, passed unanimously.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

19) Amorino, 50 JFK Street, Cambridge (V17-003)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

On 10/16 voted to packet.

Granted relief to Amorino due to complex site. 3.3.3. First floor tenant work triggered compliance for owner of building in common areas.

AB motioned to grant the owner relief for no access into the building, because it is technology infeasible. JH seconded. PM abstained.

20) 7 Winter Grill Pittsfield, V14-146

The Board worked with the building department and commission to help make accessible. The restaurant is on the first, function room on 2nd. We closed the 2nd floor. Triggered 30%, put in vertical wheelchair lift. Worked to put in straight on and off lift. Non-compliant bathrooms subject to 30% trigger. On 10/16 attorney wrote to board and sent in pictures. Asking for an extension. Had one in June 2014 on lift. Asking for time for public bathroom 12/29/17. June Hailer and commission is in support.

JH motioned to grant. AB seconded, passed unanimously.

21) Advisory Opinion – Group 2 and Group 1

Architect EL Inc. On 10/18/17, the Board received from Kevin Rothschild Shea, a request for clarification for audio visual devices, 9.7.

Are audio visual signaling and alarms required in Group 1 and other units?

JH motion to concur with the architect's findings of the 2 %.
RG seconded, passed unanimously.

Minutes 10/16/17 HR motioned to accept, GD seconded. RG, DG, JH, AB, abstained.

11:00 am – Meeting with Charles Borstel, Commissioner for the Department of Professional Licensure

Meeting was cancelled.

Board broke for lunch

Hearings

22) 1:00 pm - Joseph Osgood School, 210 Sohier Street, Cohasset (C16-042 & V16-241)

Exhibit #1– AAB Hearing Packet AAB 1 - 56

Louise Demas, Superintendent, Cohasset Public Schools

William Joyce, Compliance Officer, Architectural Access Board

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

WW, GD, DG, AB, JH, HR, RG

All parties were sworn in by the Chair.

WJ – This is part of a wider series of complaints on playgrounds in Cohasset. We have been working with district to find a solution. We received a time variance for August. Just prior to deadline they requested additional relief.

LD – The playground needs to be reconstructed. Playgrounds are not in the budget. Playgrounds in Cohasset has been funded by parent associations. Did construct Deerhill playground. This area has issues before we can construct a playground. The area is being assessed for wetlands. There is also an incline that leads to old pasture road, a very narrow path. It is an emergency entrance to both schools. Have funding to widen old pasture road and put in emergency remote gate. Funding was awarded last spring. There is also a drainage issue with the slope. The playground cannot be constructed until all this is rectified. Can't move on playground until town fixes these issues. Parents are looking at ways to fund the playground. \$100,000 in budget and \$65,000 raised is for Deerhill. We have design and research requirements. We are adding an outdoor classroom that the teachers are funding as a memorial.

WW – Do you have a timeframe?

LD – Were hoping for spring 2018 but will probably be spring 2019.

WW- Probably start March, April.

LD – Working with DPW director hoping town will prepare the land.

WJ – We don't have a completed plan yet. Our issue under 19.7 no accessible route to play equipment. This complaint originated in 2016. This will be an additional two years.

Attorney Kevin Scanlon arrived

LD – We do have parking abutting the playground. Not safe when school is in. Perimeter may be wet land.

WW – I assume playground is open to public?

LD – Yes

WW – Is there a pedestrian way?

LD – There are no houses in the area. Entrance is quite lengthy. Parking area abuts playground. Surface of playground is the issue.

DG – What is the timeframe for new playground?

LD – Spring 2018.

DG – Can you invest temporarily in the surface of the existing playground?

LD – We would have to put mats. I don't think we can do that.

Used on a daily basis during recess.

DG – Can they use playground next door?

LD – Yes, it also has wood chips.

LD – Drainage is an issue

DG - Is there a different location you can put the playground?

LD – It would create another issue. The children would need to climb stairs or climbing a hill.

DG – Will the outside class room be accessible

Yes

The new playground will be rubber.

DG - Will the equipment pieces be accessible?

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

LD – Yes

LD - AAB 24, 25. Those are some pieces we have looked at for the new playground.

AB – Do you have an estimate sheet?

WJ- Yes it is on AAB10-11.

WJ – This is an estimate provided by Nancy White. We have had issues with her in the past. We want to look over the plans. Would be helpful if board conditions grant that plans are provided to staff.

LD - With \$190,00 we should have adequate play area for the children.

HR – Is complaint limited to accessible routes?

WJ – Yes.

HR- All the other items are not subject to this complaint?

WJ – No

HR – Your preschool kids are using a playground that does not have an accessible route or surface. Also wetland issues.

LD – Yes

HR – Could an accessible route be put in to fill the needs for this complaint?

DL – It would not be safe it would need to be cement.

HR – From now until spring 2019 children will be using inaccessible playground.

DL – We do not have any children who need access. Our preschool has 20 children. They go out for 20 minutes for recess.

HR –The school committee allowing children to use an unsafe playground is a concern.

DG – it is inaccessible not safe.

JH – school committees typically do not fund playgrounds. It is not in budget.

HR - Whether or not there are children who are in need of the surface is beside the point. Should this playground be used at all?

WJ - This is part of a wider problem with many playgrounds. The town has been doing a good job addressing these issues.

JH motioned to grant the time variance on the condition that the Board is kept up to speed on the progress of the playground, funding, with pictures and drawings, and to provide status reports every six months with the first one due the end of April 2018. AB seconded. HR opposed.

DG – what if we kept 6 months and looked to assess where we are?

DL – The school has a timeframe. They want to push forward. Worse case is 2019.

23) Universal church, Everett V16-248

On May 25, 2017 the Board received info seeking a time extension. The Board required a lift to be installed and inspected by 11/1/2017. On 10/30 we received a letter from the architect requesting a further time extension for an additional 6 weeks. Provided pictures of staff, exterior side.

DG motioned to grant time variance until Jan 1, 2018. When completed, the petitioner must provide inspection certificate and photos. HR seconded, passed unanimously.

24) Advisory Opinion – Side Reach Over Cabinet

Robert A. Schafer and D.M. White Architects requested an advisory opinion regarding side reach over cabinet. Should measuring be from the face of the cabinet or edge of the counter?

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

The edge of the countertop on the kitchen cabinet typically projects 1 – ½” beyond the face of the cabinet. The doors on the cabinet in the closed position are located on the face of the cabinet. Both of these items project beyond the 24” dimension shown in Figure 6n. Is the intention that the 24” is a nominal dimension based on the base cabinet depth and that the standard projecting items such as the countertop edge and doors are considered allowable for the reach range indicated?

Side reach range. 6.6 in code book. Outlets or controls behind counters. Counter on top of cabinet hangs out 1 – ¾” are we measuring reach range from face of cabinet 24” or edge of counter 25”? Our regs is 24”

(Put tape on late.)

Board has been measuring from the face of the counter.

DG motion to measure from the face of the cabinet at 24”. RG seconded, passed unanimously.

25) 2:00 pm - Deer Hill Playground, 210 Sohler Street, Cohasset (C16-043 & V16-244)

Louise Demas, Superintendent, Cohasset Public Schools

William Joyce, Compliance Officer, Architectural Access Board

All parties were sworn in by the Chair.

Exhibit #1– Hearing packet AAB 1-79

WW, GD, DG, AB, JH, HR, RG

WJ- This part of a wider series of complaints against playgrounds. The issue is lack of accessible routes to equipment. Woodchips. Received a 1 year time variance and requested additional variances.

LD – The parents association funded the playground and completed in 2013. They felt like they had complied. The playground is quite large. It would be prohibitive in cost. Trying to work through things that are feasible and still give access. The issue is to get to the surface where there are woodchips. The center piece is the major piece. Table is accessible. The major piece supplies the same activity as that on the left. We are proposing replacing swing with a bucket swing and major climbing piece cover with pour in place. To cover the entire ground would be prohibitive.

WJ – Our requirement is the route to equipment not entire playground.

DL – We would put rubber surfaces.

AAB 12 shows what they are proposing.

LD – AAB 12 is the area where poured in place is identified in red, swing area and major piece. Everything clouded in red. We can do that area. The other extended area we can’t do.

WW – Where is handicapped parking?

LD – abutting the playground. AAB 53 – parking on the other side.

WW – The concern is that from the handicapped parking is a route that will be done in rubber. Is there any significant grade?

It is very level and about 22 - 50 feet from playground.

WW- Proposal is to make existing playground converted to rubber. Would that section of playground offer everything else?

LD – Yes

GD - Do you have funding? How soon work can be done?

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

LD – It would depend on the outside temperature. We can block it off. Would like to do it sooner than spring but spring is the latest.

JW – Would need a route to the equipment. Would need a variance.

LD – We did look at it. It would be very expensive it is a long playground.

PM – I agree with dawn that providing a path would be best.

AAB 14 shows a good picture. That area I don't think it is wide enough to walk on.

JW - Complaint is about the woodchip surfacing.

WW - Concrete under tables. They probably don't clear this in the winter.

JW – Bigger issue is that the pathway might not be wide enough to meet regulations.

HR – As Patricia and Dawn said, I suggesting that there be access to at least pieces of equipment which are not in the current area.

RG – Troubled by the term separate but equal in the submission.

WJ - Might be worth while to continue until have cost estimate for alternate plan.

WW- Which is better route all through or in one area.

HR motion to continue for additional data and cost estimates on cost for a path to each piece of equipment. AB seconded, passed unanimously.

AB left for the afternoon.

3:00 pm - Channelized Right Turn, I-95 North Ramps, Woburn (V17-083)

Stephen Boudreau, Vanesse and Associates, Inc., Design Consultant for Madison Properties.

Exhibit #1 – Hearing package AAB 1 - 48

Exhibit #2 – Packet brought in by Mr. Boudreau

WW, JH, DG, GD, PM, HR, RG

Mr. Boudreau was sworn in by the Chair.

SB – Gave and overview – here to talk about channelized right hand design. Washington Street in Woburn. Want to remind people where we are and how we got here. This is a permit project. A private entity needs to do offsite litigation. We design the project and give it to MassDOT.

Then they issue us a permit. This is a private entity. It is a MassDOT roadway.

Required to submit in April a variance on regulation in associated with buttons. This is to have a discussion on appeal of the variance. This project entails about 11000 foot on Washington Street.

There are two right turn channelized turns at this location. When we look at the design we have standards we must meet, both federal and state. Vehicle speed, site, traffic control, etc.

Vehicle speeds, Washington Street southbound. Vehicle speed has been assessed. Radius is 100 ft speed is calculated to be 20 miles. North bound off ramp 50 ft radius is also approximate 20 miles per hour.

Site distance – we look at speed at curb and approaching roadway. Site distance required 250 ft minimum.

North bound off speed is 30 mph, 200 foot stopping distance. 150 feet radius.

Crosswalk placement – should be placed 90 degrees.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Traffic control devices – how to enhance to encourage slower speeds. These were enhanced and an alignment of the crosswalk has been done.

We look at the criteria that we need to follow.

Estimated cost 1.3 mill. Last page we have had discussion with AAB. I understand the fact that the concern is the challenge uncontrolled crossing, audible ques. Driver needs to yield for person in the crosswalk.

We are looking at single lane. We met criteria. We don't require any single control. My understanding of MassDOT interpretation is that MassDOT will determine if a traffic signal is required, AAB determines if a button is required. MassDOT has not indicated that a button is required on either of these ramps.

WW - Do you have anything in writing from MassDOT?

SB – I don't.

WW - We might need something along those lines.

SB AAB43 – Design entails Washington Street south bound. The reason for change is to provide to make the lane function as best we can. Northbound new signal.

WW - Any traffic counts?

SB – done in 2014 2015 but don't have a 24 hour count.

During peak 2 – 4 pedestrians, peak periods are morning 6:00 a.m. – 9:00 a.m. and evening 4:00 p.m. – 7:00 p.m.

GD - Any statistics in other channelized right turns on accidents?

SB – Right channelized there are less accidents.

GD – Is signal determined by how many pedestrians? It would be a major criteria.

SB - Massdot makes the decisions.

DG – Did MassDOT say one is not needed here?

SB – In discussions with MassDOT, wanted to know where they are. What I heard MassDOT will make determination signal needed at single turn AAB will determine button.

DG - This area is a difficult area.

PM – Are there bike lanes at the intersection?

SB - MassDOT any new project requires bike lanes. Bike detection is provided.

PM- Have a concern for pedestrians with low vision waiting for cars to yield.

JH – I am curious about pedestrian studies. What are businesses for attractive nuisance in this area? What is in the area?

SB - Mostly commercial businesses. Hotel, etc.

Break down of \$240,000. What is cost to put in blinking yellow with button, want to see documentation of cost breakdown to put in blinking lights.

SB - They are both signal controlled .

JH - The pedestrian figures are going to change. Pedestrian traffic will change.

HR – Which are you basing request on?

SB - Technologically feasibility.

HR – what I am hearing is you don't need a variance from us MassDOT has ok'd the design. In terms of design I am meeting design guides.

WW – We are talking about the control near the crosswalk. The way it is now you have no control on the crosswalk. As it stands now they are signaling intersection but not on the side someone can get to it.

TH – If there is no jurisdiction we would not be here today for this.

SB - I would say the second one.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

\$240,000 to widen and bring in to the intersection. 12' widening, excavating cost, signals and on other ramp we maintained channelized right hand turn lane.

HR –\$240,000 expense. If looked at over 24 year period. Persons who lack vision and or hearing, in wheelchairs and cannot move quickly. This would result in a substantial benefit to persons with disabilities.

RG - There is a cost but not a cost of a life.

*RG motioned to deny. HR seconded, opposed JH, DG GD
WW voted in favor of deny.*

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn

Exhibits

RFK Children's Action Corps, 220 Old Common Road, Lancaster (V17-274)
EXHIBIT – Variance application and associated documents

Door System's Inc., 120 Alexander Street, Framingham (V17-275)
EXHIBIT – Variance application and associated documents

Bank of America, 1400 Hancock Street, Quincy (V17-276)
EXHIBIT – Variance application and associated documents

Mezze Bistro and Bar, 777 Cold Spring Road, Williamstown (V17-277)
EXHIBIT – Variance application and associated documents

5 Story Building, 268-274 Friend Street, Boston (V17-278)
EXHIBIT – Variance application and associated documents

New Residential High-Rise, 97-115 Beverley Street, Boston (V17-279)
EXHIBIT – Variance application and associated documents

Mixed Use Building, 672 Broadway, Everett (V17-280)
EXHIBIT – Variance application and associated documents

Fenway Park, 24 Yawkey Way, Boston (V17-281)
EXHIBIT – Variance application and associated documents

Quincy Tower, 5 Oak Street West, Boston (V17-282)
EXHIBIT – Variance application and associated documents

7 Winter Street Grill, Winter Street, Pittsfield, V14-146
EXHIBIT – Variance application and associated documents and additional photos

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Administrative Discussion:

Advisory Opinions

Side Reach Over Counters, 521 CMR 6.6, R. Schaefer

Distribution of Parking Spaces, 521 CMR 23, M. Piekarski

Amorino, 50 JFK Street, Cambridge (V17-003)

EXHIBIT – Variance application and associated documents

Hapgood Library Building, 7 Fairbank Street, Harvard (V17-155)

EXHIBIT – Variance application and associated documents

Alexander Bruce School, Multiple Locations Curb Cuts, Lawrence (V17-198)

EXHIBIT - Variance application and associated documents

Maynard Theatre, 17-21 Summer Street, Maynard V16-207

EXHIBIT - Variance application and associated documents

Berkshire Community College, 1350 West Street, Pittsfield (V17-238)

EXHIBIT – Variance application and associated documents

Baby's Day Care, 332 Brownell Street, Fall River (V17-251)

EXHIBIT – Variance application and associated documents

Additional drawings and accommodation policy

MBTA Ruggles Station, 1150 Tremont Street, Boston (V17-266)

EXHIBIT – Variance application and associated documents

Joseph Osgood School, 210 Sohier Street, Cohasset (C16-042 & V16-241)

Exhibit 1 – AAB Hearing Packet AAB 1 - 156

Deer Hill Playground, 210 Sohier Street, Cohasset (C16-043 & V16-244)

Exhibit 1 – AAB Hearing Packet AAB 1 - 79

Channelized Right Turn, I-95 North Ramps, Woburn (V17-083)

Exhibit 1 – AAB Hearing packet AAB 1-48